

A three-story terraced house made of rough-hewn stone. The house features several windows: a large rectangular window on the ground floor left, a smaller rectangular window above it, a large rectangular window on the first floor, and a semi-circular window on the second floor. A chimney is visible on the roof. The house is part of a row, with other similar houses visible to the right.

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70 Doncaster Road, Darfield, Barnsley, S73 9HX

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Asking Price £110,000

This delightful three-bedroom terraced house presents an excellent opportunity for families and professionals alike. The property boasts a modern interior, ensuring a comfortable and stylish living environment.

Upon entering, you will find a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The three bedrooms are generously sized, providing ample room for rest and personalisation. The bathroom is conveniently located, catering to the needs of the household with ease.

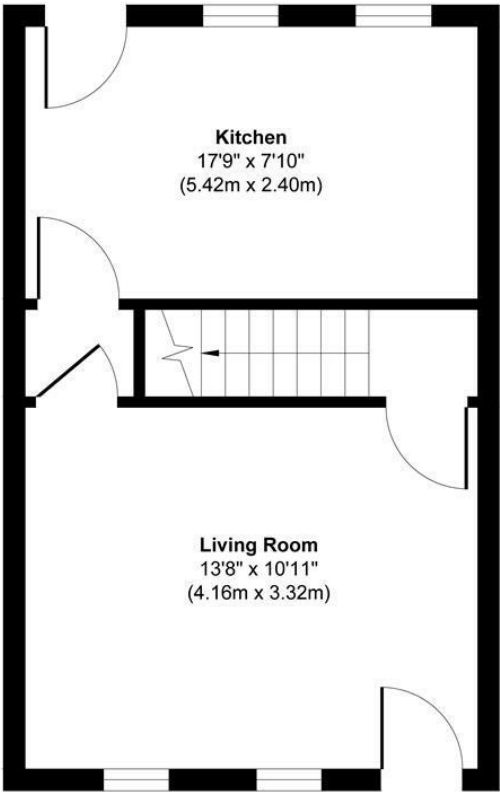
One of the standout features of this property is its proximity to local amenities and transport links, making daily commutes and errands remarkably convenient. Whether you are seeking shops, schools, or recreational facilities, everything you need is just a stone's throw away.

The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. The spacious accommodation allows for flexible living arrangements, making it an ideal choice for those looking to settle in a vibrant community.

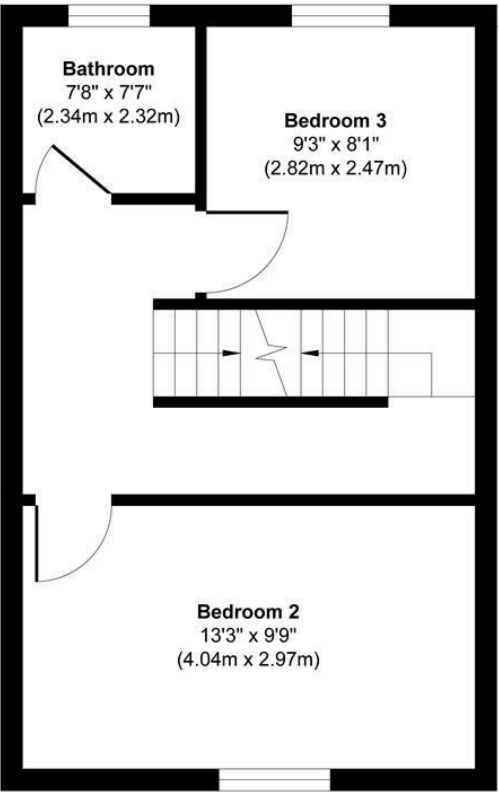
In summary, this modern three-bedroom terraced property on Doncaster Road is a fantastic find, offering a blend of comfort, convenience, and contemporary living. It is perfect for anyone looking to enjoy the benefits of a well-connected location while residing in a lovely home. Do not miss the chance to make this property your own.

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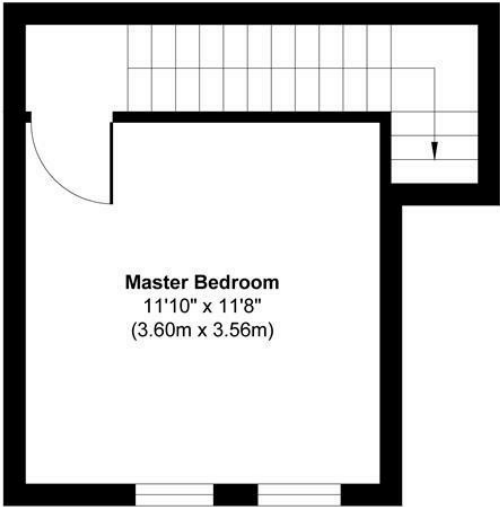
Doncaster Road, Darfield, Barnsley, S73



Ground Floor
Approximate Floor Area
305 sq. ft
(28.37 sq. m)



First Floor
Approximate Floor Area
305 sq. ft
(28.37 sq. m)



Second Floor
Approximate Floor Area
162 sq. ft
(15.07 sq. m)

Approx. Gross Internal Floor Area 772 sq. ft / 71.81 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	52	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Lounge

13'9" x 11'10"

This carpeted lounge is warm and inviting, featuring a built-in fireplace as a charming focal point. A large window lets in plenty of natural light, adding to the open, airy feel. With solid features and a comfortable layout, the space offers great potential for personalisation and style.

Kitchen

17'0" x 8'6"

The kitchen is modern, featuring sleek white glossy cupboards and wood-effect counter tops. Brown marble tile back splash adds a touch of elegance, complemented by durable laminate flooring. It's equipped with an electric hob and oven, combining style with functionality.

Landing

9'10" x 13'9"

The first floor landing offers fitted carpets, access to the attic bedroom and access to rooms on the first floor.

Bathroom

7'7" x 7'7"

The bathroom is clean and functional, with half-wall white tiles and easy-care laminate flooring. It features a corner standing shower and an overhead sink storage cupboard, offering practical use of space and a neat, modern look.

Bedroom One

7'7" x 10'6"

The bedroom is cozy and comfortable, with fitted carpets, a window for natural light, and a wall-mounted radiator to keep the space warm and inviting.

Bedroom Two

13'5" x 9'2"

The second bedroom offers fitted carpets, a wall mounted radiator and an elevated double glazed window.

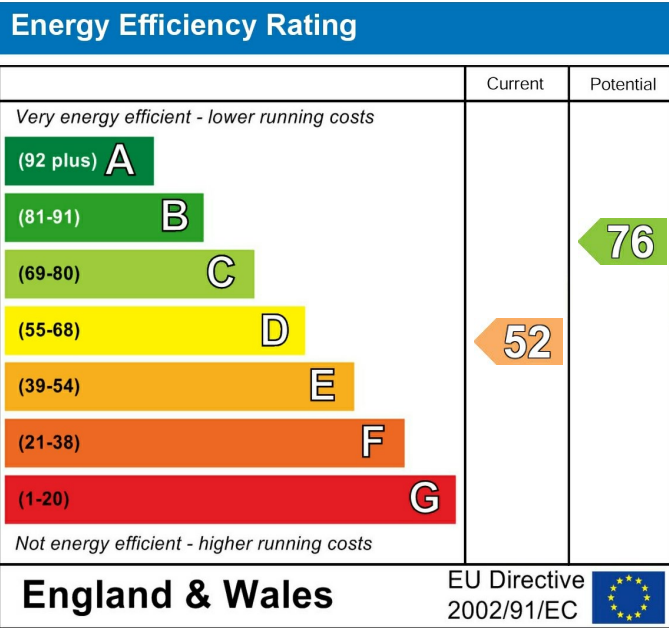
Attic Bedroom

13'1" x 11'10"

The attic bedroom features a front elevated double glazed window, a wall mounted radiator and fitted carpets.

Externally

To the rear features a courtyard offering an outdoor storage shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

